



**SPARTANBURG, SC**  
**FY 2003 HOPE VI REVITALIZATION GRANT AWARDS**

**HOPE VI Grant Summary**

The Spartanburg Housing Authority (SHA) will receive a HOPE VI Revitalization grant in the amount of \$20,000,000, which will enable the Housing Authority to revitalize the Phyllis Goins public housing development. The original 184 units will be demolished and replaced with 501 new units including 110 public housing rental units, 86 affordable rental units, 140 affordable homeownership units and 165 market rate homeownership units. On-site, 151 new units will be constructed, including 55 public housing rental units, 56 affordable rental units, 40 affordable homeownership units, a new community center, central park and recreational space. The 350 off-site units of housing to be constructed consist of 55 public housing rental units, 30 affordable rental units, 100 affordable homeownership units and 165 market rate homeownership units. The off-site units will be developed in four separate neighborhoods. The proposed plan is compact, pedestrian friendly, with interconnected street and open public spaces. The proposed sites are near to community, institutional and economic development facilities. The revitalized development will provide housing and programs that will foster self-sufficiency among residents with a range of incomes, including computer training and job readiness. Thirty-three service providers have pledged approximately \$23 million in newly generated funds and other resources to support community and supportive service activities at Phyllis Goins. SHA has procured TCG Development Services, LLC and E. R. Bacon Development, LLC as the joint venture developer. The Housing Authority will contract with Royal American Management, Inc. to manage the new units.

Unit Information		Projected Relocation and Reoccupancy	
Severely distressed units	184	Current resident families	148
Units to be demolished/Units demolished	184	Families to be relocated to Section 8	130
Units to be rehabilitated	0	Families to be relocated to other Public Housing	14
Units to be converted to non-dwelling use	0	Families to be relocated through other means; Undecided	4
Rental		Families to reoccupy HOPE VI sites	57
Public Housing	110	New families in HOPE VI sites	444
Leveraged Affordable	86	<b>Projected Sources of Funds</b>	
Leveraged Market Rate	0		
Homeownership		HOPE VI Revitalization Grants	\$ 20,000,000
Public Housing Lease/Purchase	0	Other Public Housing Grants	\$ -
Affordable with Public Housing Funds	74	Other HUD Funding	\$ -
Leveraged Non-HUD Subsidized	66	Non-HUD Public/Private Funds	\$ 65,271,767
Leveraged Market Rate	165	<b>Total All Sources</b>	\$ 85,271,767
<b>Total planned units after revitalization</b>	501		
Total planned affordable housing units	336		
Collateral Investment and Leverage Ratio		Contact Information	
FY 03--HOPE VI collateral investment	\$ 35,578,386.00	Roy Johnson, Executive Director Housing Authority of the City of Spartanburg 325 South Church Street Spartanburg, SC 29306 Phone: 864-598-6010 Fax: 864-598-6155 Email: rjohnson@shasc.org	
FY 03--HOPE VI anticipatory investment	\$ 2,945,914.00		
FY 93--National HOPE VI dollar leverage	\$ 0.31		
FY 03--HOPE VI dollar leverage	\$ 3.26		